Karen Johnson Davidson County
Batch# 1151707 DEEDWARR
06/27/2024 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240627-0048333

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

L. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 20th day of June, 2024.

Notary Public
My Commission Expires: 3/9/27

File No.: 2024-933

Address of New Owner:	Send Tax Bills to:	Tax Information:
Scott F. Barnes and MacKenzie E. Barnes	New Owner	
311 Morton Ave. Nashville, TN 37211		119-14-0-219.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Emmalee Della Matlock, a single woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Scott F. Barnes, a married man and MacKenzie E. Barnes, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Pleasant View Subdivision of Mrs. McCombs' Property of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emmalee Della Matlock and Roy Leon Matlock, Jr. by Warranty deed from Next Stay Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160719-0074073 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016.

Being the same property conveyed to Emmalee Della Matlock by Quitclaim Deed from Roy Leon Matlock,

Jr. of record in Instrument No. 20180102-0000014 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on January 02, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved ___unimproved property and the address of the herein described property is believed to be 311 Morton Avenue, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 20th day of June, 2024.

Emmalee Della Matlock

Emmalee Della Matlock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of June, 2024, before me personally appeared Emmalee Della Matlock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

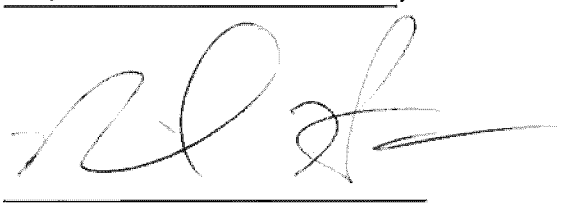
Witness my hand, at office, this 20th day of June, 2024.

Notary Signature
My commission expires: 10/30/24

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 20, 2024.



Affiant Signature

6/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of June, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

